

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>04-150</u>	<u>C & S L. L. C.</u>
<u>04-192</u>	<u>AMERICAN RIVIERA REAL ESTATE CO.</u>
<u>04-314</u>	<u>RICHARD WALKES</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 12/2/04 TO THIS DATE:

HEARING NO. 04-11-CZ2-1 (04-150)

32-51-42
Council Area 2
Comm. Dist. 1

APPLICANT: C & S L. L. C.

(1) AU & RU-5A to RU-3M

(2) Applicant is requesting to waive the requirements for section line roads to be 80' in width; to waive same to permit 0' dedication (40' required) for the east half of N.E. 10th Avenue.

(3) Applicant is requesting to permit a pool building and swimming pool in front of the principal building (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "California Club Townhomes," as prepared by Pascual, Perez, Kiliddjian & Associates and dated 6/22/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL 1: A portion of Section 32, Township 51 South, Range 42 East, being more particularly described as follows:

Begin at the west ¼ corner of said Section 32; thence run N2°26'41"E along the west line of the said NW ¼ of Section 32 for 499.08'; thence run S86°20'08"E along a line parallel with and 498.96' north of, as measured at right angles to the south line of the NW ¼ of Section 32 for 722.29'; thence run S2°30'12"W along a line parallel with and 50' east of, as measured at right angles, to the east line of the west ½ of the SW ¼ of the said NW ¼ of Section 32 for 498.11'; thence run S2°16'07"W along a line parallel with and 50' east of, as measured at right angles to, the east line of the west ½ of the NW ¼ of the SW ¼ of said Section 32 for 180.86'; thence run S31°38'34"W for 20'; thence run N71°37'44"W for 740.85'; thence run N2°26'41"E for 9.44' to the Point of beginning. AND: PARCEL 2: The Western 60' of the following described parcel: A portion of the SW ¼ of Section 32, Township 51 South, Range 42 East, being more particularly described as follows:

Commence at the Northwest corner of the SW ¼ of said Section 32; thence run S2°26'41"W, along the S/ly prolongation of the west line of the NW ¼ of said Section 32 for 103.38' to a Point of curvature; thence run S/ly along a circular curve to the left having a radius of 1,145.92' and a central angle of 10°58'0" for an arc distance of 219.66' to a Point of tangency; thence run S8°32'17"E, for 185.19' to a point on a curve; (said point bearing N8°40'31"W from the radius point of the next described curve); thence run E/ly, along a circular curve to the right along the N/ly right-of-way line of State Road No. 852, as shown on Florida State Road Department Right-of-Way Map, Plat book 88, Page 1; having a radius of 2,914.79' and a central angle of 8°54'19"

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APPLICANT: C & S L. L. C.

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for an arc distance of 453.03' to the Point of beginning of the land hereinafter described; thence continue E/ly along said curve, along the N/ly right-of-way line of said State Road No. 852, having a radius of 2,914.79' and a central angle of 2°47'42" for an arc distance of 142.19', to a point on said curve; said point bearing N03°01'53"E from the radius point of said curve; thence run N2°16'07"E, along a line parallel with and 25' west of, as measured at right angles to the east line of the west ½ of the west ½ of the said SW ¼ of Section 32 for 120.16'; thence run N31°38'34"E for 132.9'; thence run N71°37'44"W for 215.82'; thence run S2°16'07"W along a line parallel with and 167.165' west of as measured at right angles to the east line of the west ½ of the west ½ of the said SW ¼ of Section 32 for 297.42' to the Point of beginning.

LOCATION: Lying east of theoretical N.E. 10 Avenue and north of Ives Dairy Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10.4 Acres

AU (Agricultural - Residential)
RU-3M (Minimum Apt. House 12.9 units/net acre)
RU-5A (Semi-professional Offices)

APPLICANT: AMERICAN RIVIERA REAL ESTATE CO.

- (1) MODIFICATION of Condition #2 of Resolution #4-ZAB-30-85, passed and adopted by the Zoning Appeals Board reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Tennis Court Plan,' as prepared by A. G., dated 10-5-84."

TO "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'American Riviera,' as prepared by The Sieger Suarez Architectural Partnership, consisting of 7 sheets, dated 9/3/04."

The purpose of this request is to allow the applicant to submit a revised plan showing additions to a single-family residence.

- (2) Applicant is requesting to permit a tennis court setback 0' (30' required/5' previously approved) from the side street (south) property line, setback 0' (20' required/5' previously approved) from the interior side (north) property line and setback 24.83' (75' required/25' previously approved) from the front (east) property line.
- (3) Applicant is requesting to permit a fence surrounding the tennis court with a height of 12' (6' permitted/10' previously approved) within the setback area and to be in front of the principal building (not permitted).
- (4) Applicant is requesting to permit a wood fence, a decorative wall with a metal picket fence and gate along the front (east) and side street (south) property lines with a height of 8' (6' permitted).
- (5) Applicant is requesting to permit a single-family residence setback a minimum of 9.92' (25' required) from the side street (south) property line, and setback a minimum of 8.5' (15' required) from the interior side (north) property line.
- (6) Applicant is requesting to permit a fountain setback 11.5' (30' required) from the side street (south) property line.
- (7) Applicant is requesting to permit a swimming pool setback 16' (20' required) from the interior side (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing), and approval of requests #2 - #8 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

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HEARING NO. 05-1-CZ22-1 (04-192)

4-52-42
Council Area 2
Comm. Dist. 4

APPLICANT: AMERICAN RIVIERA REAL ESTATE CO.

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The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north $\frac{1}{2}$ of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, less the west 237.49' & the east 35' in Section 4, Township 52 South, Range 42 East.

LOCATION: 18600 N.E. 22 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 44,431 sq. ft.

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

APPLICANT: RICHARD WALKES

- (1) Applicant is requesting to permit a residence setback 24.26' (25' required) from the rear (south) property line and setback a minimum of 13.4' (15' required) from the side street (east) property line.
- (2) Applicant is requesting to permit 2 utility buildings setback 4' (5' required) from the rear (south) property line.
- (3) Applicant is requesting to permit a wood shed and utility building setback 5' (7'6" required) from the interior side (west) property line.
- (4) Applicant is requesting to permit utility buildings spaced varying from 0' and 8.6' (10' spacing required between structures).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Floor Plan, Site Plan, Finish Plan and Door Schedule Existing Walkes Duplex," as prepared by Edward A. Landers, P. E., dated 2/19/04 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 13 & 14, Block 3, SECTION "B", FULFORDALE ADDITION 1, Plat book 9, Page 97.

LOCATION: 18500 N.E. 1ST Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 83' x 100'

PRESENT ZONING: RU-2 (Two Family Zero Residential)